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LET PROPERTY PACK

INVESTMENT INFORMATION

Bellar Gate, Nottingham, NG1

209917713

www.letproperty.co.uk





Property Description

Our latest listing is in Bellar Gate, Nottingham, NG1

Get instant cash flow of $\pm 1,200$ per calendar month with a 6.6% Gross Yield for investors.

This property has a potential to rent for £1,250 which would provide the investor a Gross Yield of 6.8% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

Don't miss out on this fantastic investment opportunity...

LETPR®PERTY





Bellar Gate, Nottingham, NG1

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2 bedroom 2 bathroom Spacious Lounge Ensuite

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Property Key Features

Factor Fees: TBC Ground Rent: £111.00 Lease Length: Leasehold Current Rent: £1,200 Market Rent: £1,250







Kitchen





Bedrooms





Bathroom









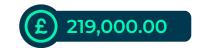






Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£54,750.00
SDLT Charge	£6,570
Legal Fees	£1,000.00
Total Investment	£62,320.00

Projected Investment Return





Our industry leading letting agency Let Property Management has an existing relationship with the tenant in situ and can provide advice on achieving full market rent. The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,200	£1,250
Mortgage Payments on £164,250.00 @ 5%	£684.38	
Est. Building Cover (Insurance)	£15	5.00
Approx. Factor Fees	т	BC
Ground Rent	£11	1.00
Letting Fees	£120.00	£125.00
Total Monthly Costs	£930.38	£935.38
Monthly Net Income	£269.63	£314.63
Annual Net Income	£3,235.50	£3,775.50
Net Return	<mark>5.19%</mark>	<mark>6.06%</mark>

Return Stress Test Analysis Report





If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£1,275.50** Adjusted To

Net Return

2.05%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,822.50** Adjusted To

Net Return 2.

2.92%

Sale Comparables Report

This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £220,000.

	2 bedroom flat for sale Bellar Gate, Nottingham, NG1 CURRENTLY ADVERTISED	+ Add to report
	Two Double Bedrooms Two Bathrooms with Show Secure Parking Sp	vers Central Location Allocated
£220,000	Marketed from 23 Jul 2024 by Frank Innes, Nottingham	
	2 bedroom apartment for sale The Point, Bellar Gate, Lace Market CURRENTLY ADVERTISED	+ Add to report
	TWO DOUBLE BEDROOMS EN SUITE BATHROOM KITCHEN/LIVING/DINING ROOM	M SHOWER ROOM OPEN PLAN
£200,000	Marketed from 25 May 2024 by Walton & Allen, Nottingham	





Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.







The Point, NG1



Marketed from 18 Jan 2024 to 2 Feb 2024 (15 days) by Leaders together with Liberty Gate, Nottingham

As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: Yes





Standard Tenancy Agreement In Place: **Yes**





Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order Current term of tenancy: Moved in within the last 2 years

Payment history: On time for length of tenancy

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.









Bellar Gate, Nottingham, NG1

209917713

Interested in this property investment?

Call us on 0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.

